



M/s Pratik D. Jain & Associates

Chartered Accountants

Office No. 7, Madhumalati Market, Above HDFC ATM, Sarda Circle, Nashik-422001.

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FORM 6
[See Section 4(2)(l)(D)]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 28.01.2026

To,
The Proprietor,
M/s Manas Developers,
Plot No.22/B, GF-I,
Happy Home Housing Society,
La Campala, Miramar, Panaji,
Goa.

Subject: Report on Statement of Accounts on project "MIRAMAR TOWERS" fund utilization and withdrawal by "M/s Manas Developers" for the period from **01/04/2024 to 31/03/2025** with respect to the Project bearing Goa RERA Reg. Number: **PRGO11221696**.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that we have examined the ~~prescribed registers~~, books and documents, and the relevant records of "M/s Manas Developers" for the period ended 31/03/2025 and hereby certify that:

i. The Ms Manas Developers have completed **84.69%** till 31/03/2025 of the project titled "MIRAMAR TOWERS" bearing Goa RERA Reg. No. PRGO11221696 located at Plot No. 15, Opposite Hotel Marriot, Miramar, Panaji, Tiswadi, North Goa, Goa.



ii. Amount collected during the period 01.04.2024 to 31.03.2025 for this project during the year is Rs.11,65,73,143/- Total amounts collected till date i.e., Up to 31.03.2025 is Rs.13,08,58,857/-

iii. Amount withdrawn during the period 01.04.2024 to 31.03.2025 for this during the year is Rs.11,65,73,143/- Total amounts withdrawn till date i.e., Up to 31.03.2025 is Rs.13,08,58,857/-

4. We certify that the promoter has utilized the amounts collected for the project only for that project and the withdrawal from the designated bank account of the said project has been in accordance with the proportion to the percentage of completion of the project.

- As per self-certification obtained from the promoter amount collected from allottees are utilized towards project cost only.

Yours Faithfully,
For Pratik D. Jain & Associate
Chartered Accountants



CA Pratik D. Jain
Designation: Proprietor
M No.: 610534
UDIN:26610534LWJPK8793
Place: Nashik
Date: 28.01.2026

Notes to Annual Report:

- I. We have conducted our engagement and examination in accordance with standards on Auditing, Guidance Note on Reports and Certificates for special purposes and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
- II. It is the primary responsibility of the management of M/s Manas Developers to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.
- III. Percentage of completion is calculated as per total actual cost incurred as per books of accounts divided by the total estimated cost to complete the project as latest provided by the Management.
- IV. Estimated cost for the calculation of percentage of completion of project is taken as latest provided by the Management.
- V. Promoter has obtained occupancy certificate from CORPORATION OF THE CITY OF PANAJI as on 23.09.2025